

HCS SCS SB 373 -- SELF-SERVICE STORAGE FACILITIES

This bill amends several provisions relating to personal property that is stored in a self-service storage facility. Under current law, the owner of a storage facility has a statutory lien on the property contained in each unit in the event the occupant becomes in default of the rental contract for more than 30 days. However, before selling any property, the facility owner must give the occupant 45 days' notice. The bill makes those two time periods run concurrently. In addition, the facility owner may deny the occupant access to the leased space at the time the occupant becomes in default, rather than after the 45-day notice period has expired. The bill also defines several terms and clarifies the definition of the phrase "no commercial value."